

Cobblestone Master and Townhomes Meeting Minutes
June 17, 2015
7:00PM

Board members present: Ken Eisel, Ken Iberg, Karen Bailey and Penny Rickhoff
Braesael: Cameron Lewis

Ken Eisel stated this will be conducted as a business meeting among the board members. They will allow time for questions after the board meeting.

1. Pool Signs: The board received a complaint that there were too many signs around the pool. Signs were originally put up by the builder. PH Pools Management Company was asked by the Board if they and the Board would be liable if the signs were taken down. PH Pools responded, yes. Everyone would be liable and at risk for a lawsuit. PH Pools only uses signs that are required by law. The pool was shut down on May 26th by DEHEC because another No Lifeguard on Duty sign was required. So PH Pools added an additional sign.
2. Pool Hours: 7AM-9PM or Sunset. There is no after hours swim. Pool cards are automatically shut off at the time the pool closes each day. On three occasions in May there were attempts to enter the pool after closing time. The cobblestone pool is not licensed to have night time swimming. The pool does not have enough lighting to operate after sunset. This is a SC rule.
3. Clubhouse Reservation Change: Braesael currently manages about 70 communities and most of their clubhouses. The transition seems to be working] and past issues have been resolved.
4. Sheriff Coalition: Ken Eisel received an email from Sherriff Jeff Hilton. The objective of the HOA Coalition is to establish a partnership between all HOA's in Indian Land and the Sheriff's Office by holding a biannual meeting to discuss various issues/topics with senior Staff Members of the Sheriff's Office. The goal is to find and establish ways to improve the quality of life for all residents within Lancaster County with this Coalition's focus being directed towards District One.
5. Storage Unit: By the end of this month they should start construction building. The HOA signed an easement agreement to tie into the storm drain. The lawyer saw no issues doing this. The storage until will be completed within 9 months to a year.
6. Note: Another Update Since the meeting the HOA has been informed construction will most likely start at the end of July and will be a 7 month process
7. Comments & Questions:
 - a. Cleaning Committee did a deep cleaning of the Clubhouse on June 8th. Thanks to Chris and Dave Bizik, Tom and Wilma Fleshman, Brenda Case, Niles Doolittle Joan Ledford and Nancy Pales
 - b. Looking into paint colors for the interior of the clubhouse in the future.
 - c. Complaints from homeowners about the water bill being higher during specific months. Each month has different billing periods.
 - i. March had a 27 day billing period
 - ii. April had a 32 day billing period
 - iii. May had a 35 day billing period
 - d. Homeowner sent in a question about rentals in the community. One will be up for sale shortly and the other is now a part owner of the home.
 - e. Bonnie sent in questions/comments to the Board:
 - i. On May 19, 2015 the board advised the community we would not be having an association meeting in May but we would be having one in

June. At that time I asked if we could please have a 2 week notice of this meeting as to be able to make arrangements (with my employer) to be able to attend this meeting. I am very disappointed that as a member of this community I received notice of the Wednesday, June 17th association meeting late Sunday night, only 2 full days for work approval lead time. As it is we already have most of our association meetings around 10:00am when a good majority of homeowners are not able to attend. Can this be changed for the future? The Board responded that an eblast was previously sent stating the days and hours of the future board meetings for this year.

- ii. I would like for you to please address the "No Solo Swimming" issue and open up discussion for changing the rule to allow "Swim At Your Own Risk". Board reply: The no solo swimming is like the law that requires motorcyclist to wear helmets. It is for the personal safety of the motorcyclist. If people do not understand the significance of personal safety I am not sure what good the sign does. This is the only sign the board has put up.
- iii. A big Thank you to all dog owners who have chosen to pick up after their pets or who have at least been courteous and moved further into the wooded areas. It is much appreciated.
- f. Overnight parking is not permitted by the Covenants. There are also 3 fire lanes/turn around points that were mandated by the county to be put in by the developer.
- g. Nancy asked who to contact if residents wanted to borrow the tables and chairs in the clubhouse. Ken Eisel will be the contact person.
- h. Jill Hubbard stated that there is one cat in particular who has destroyed her screens.
- i. Dorothy had a couple issues with Summit landscaping and would like them to be addressed. She will send her comments and questions to Cameron Lewis who will then forward to the Board to resolve the issues.
- j. Homeowners questioned the revision of the Covenants (CCR's). The Board will need to take some time to review them.
- k. Parking concerns: suggestions to help include painting part of the curb, setting a time frame.
- l. David Bizik asked if there was a motion on the table if it would be put in the minutes. Board answered yes.

Meeting Adjourned: 8:00PM